



## Wylie Planning and Zoning Commission

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**Minutes  
Wylie Planning & Zoning Commission  
Tuesday, March 1, 2011 – 6:30 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building 100**

### **CALL TO ORDER**

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Chairman Phillip Johnston called the meeting to order at 6:33PM. Present with Chairman Johnston were, Vice Chairman Ruthie Wright, Commissioner Jeremy Jordan, Commissioner David Dahl, Commissioner Ramona Kopchenko, and Commissioner Ron Smith. Commissioner Gilbert Tamez was absent

Staff present was Renae' Ollie, Planning Director; and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner Wright gave the invocation and Commissioner Dahl led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the February 15, 2011, Regular Meeting.

A motion was made by Vice-Chairman Wright, and seconded by Commissioner Jordan, to approve the minutes from February 15, 2011 Regular Meeting, as submitted. Motion carried 6 – 0.

### **REGULAR AGENDA**

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## **Public Hearing**

1. Hold a Public Hearing and consider a recommendation to the City Council, to amend PD 2007-14 for Regency Steel Business Campus Addition & to modify existing restrictions and remove Property Owners Association, generally located east of Regency Drive and north of Steel Road. **ZC 2011-03**

Ms. Ollie stated that the subject tract was initially zoned Planned Development (PD 2007-14), and adopted on May 22, 2007. The intent of the PD was to create a flexible and viable office-showroom/warehouse development to support the light manufacturing/assembling and hi-tech industry. However, due to the unfortunate downturn of the economy, the property has sat vacant for several years, with the exception of Lot 10 and Lot 8, which were constructed and are currently occupied.

Arborilogical Services, Inc., the applicant, owns the lot immediately east of the subject property and desires to expand their property, therefore they are currently under contract to purchase the remaining eight (8) lots from American National Bank.

The Comprehensive Land Use Plan recommends Light Industrial zoning on the subject property as well as abutting properties. The surrounding properties to the north, south, east and west are zoned Light Industrial. The request is consistent with the Land Use Plan.

The primary request of the amendment is to remove the stipulation that a permanent Property Owners Association be established and that a common area open space lot be provided within the business campus. The applicant also request that certain existing restrictions in the PD be modified or removed, in order to allow the company to expand its existing facilities and to allow for creative and innovative concepts of a LEED certified "green" building.

In April, a Replat will be considered by the Commission to combine two of the eight lots into one for the purpose of expanding their existing business located at 16 Steel Road.

Thirty (30) notifications were mailed to property owners within 200 feet in accordance with State Law. Three responses were received in favor of the request, and none opposing the requested zoning amendment.

Ms. Ollie reviewed with the Commissioners the approved PD and the proposed PD, stating that the approved PD was designed to set up a Property Owners Association, which was never filed with the county or established by a Property Management Company. Therefore, the applicant desires to remove the requirement for a Property Owners Association and amend the PD to state that each property owner will maintain individual lot from rear property line to the center of the front access drive easement.

Landscaping requirements will be based on all ten (10) lots or total developable area of the development, as opposed to each individual lot. The Commissioners discussed in length about the requirement for landscaping. Ms. Ollie stated that although the

approved PD delineated landscaping to be on Lot 3, the property was never developed as such. The requirement for landscaping based on total developable area would prevent Lots 10 and 8 from being Legally Nonconforming. The Commissioners questioned the amount of landscaping that was on the existing lots.

Chairman Johnston opened the Public Hearing.

Mr. Steve Houser, Arborilogical Services, LLC, 16 Steel Road, applicant for the subject property, gave a presentation to the Commissioners, and stated that Arborilogical Services has been in business for twenty-six years, and desire to expand their business. The Zoning Exhibit submitted is a preliminary site plan for the proposed expansion on lots 1 and 2. The landscaping that will be on these lots will far exceed the required landscaping for the development. Mr. Houser stated that he was in agreement of providing additional landscaping on the existing lots, as well as new development if they desired.

Mr. Steve Wright, citizen of Wylie, spoke in favor of the proposed zoning amendment.

Ms. Beverly Stevens, 3401 Sheffield Circle, Plano, 75075, property owner of Lot 10, spoke in favor of the request, but expressed concern of Commissioners comments concerning landscaping requirements. Ms. Stevens stated that their property is the smallest lot in the development, and there is no room for expansion.

The Commissioners discussed in length regarding the landscaping requirement. The Zoning Ordinance currently requires new development to provide minimum of 10% lot coverage of landscaping. After a lengthy discussion, Ms. Ollie recommended requiring the lots to have a minimum of 5% landscaping. The Commissioners and Mr. Houser were all in agreement.

A motion was made by Commissioner Dahl, and seconded by Vice-Chairman Wright, to recommend approval to the City Council, amending PD 2007-14 for Regency Steel Business Campus Addition and to modify restrictions and remove Property Owners Association, with the addition of amending number 5 of the Planned Development Conditions that all future development will meet the 5% landscaping requirements and if the existing lots 10 and 8 meet the 5% that they continue to maintain that 5%. ZC 2011-03. Motion carried 6 – 0.

#### **MISCELLANEOUS**


Ms. Ollie stated that the Impact Advisory Committee is still being reviewed by the attorney, and prior to setting a date, staff will advise the Commissioners.

**ADJOURNMENT**

A motion was made by Commissioner Jordan, and seconded by Commissioner Smith, to adjourn the meeting at 7:33PM. All Commissioners were in consensus.

  
Philip Johnston, Chairman

**ATTEST:**

  
Mary Bradley, Administrative Assistant